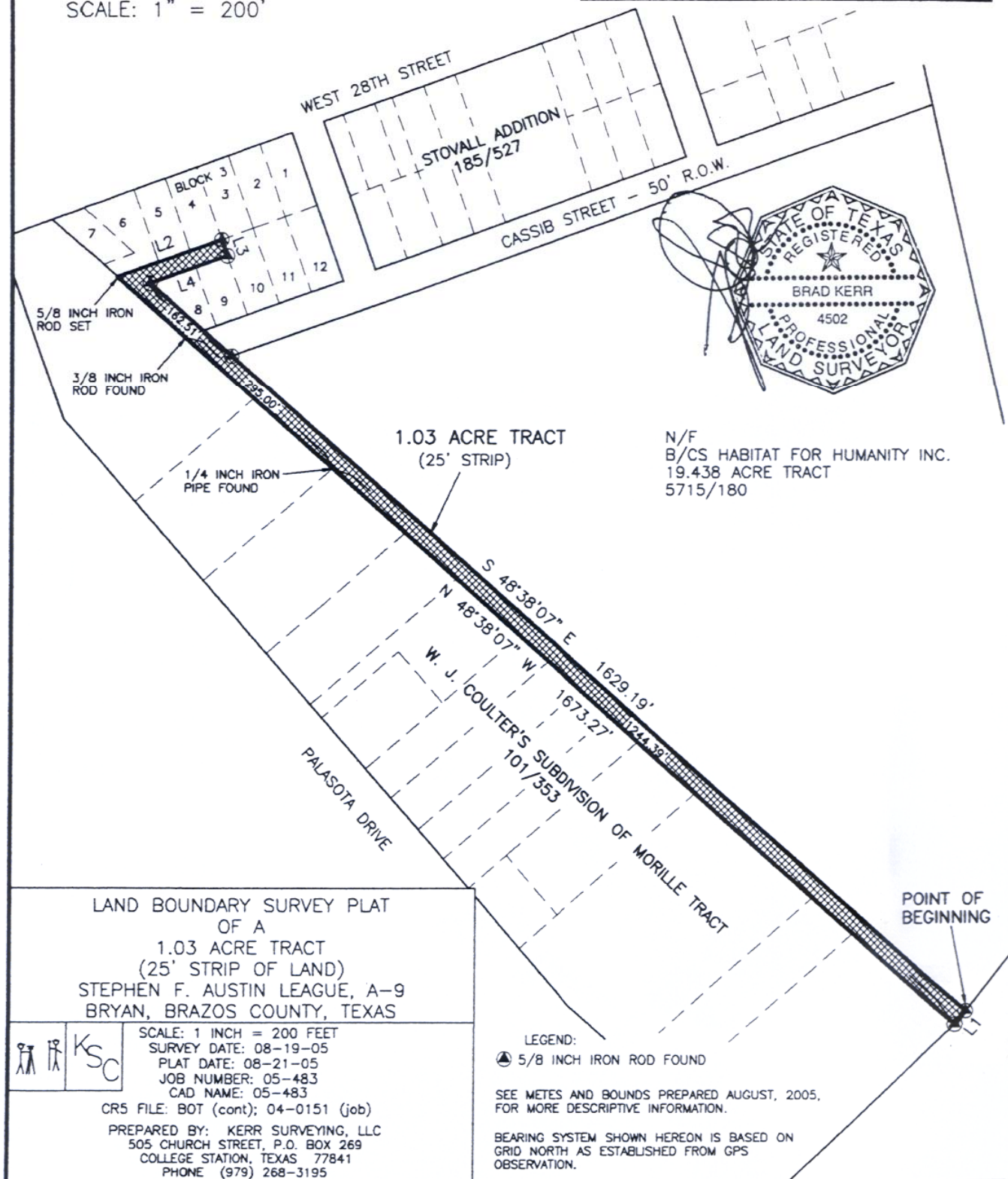


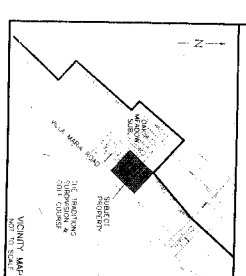
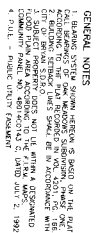


SCALE: 1" = 200'

LINE	DISTANCE	BEARING
L1	25.04'	S 37°59'18" W
L2	164.58'	N 70°33'38" E
L3	25.00'	S 19°26'22" E
L4	121.98'	S 70°33'38" W



AC05-02



WELLS AND HOUNDS OF SUMMER  
1/2 OF A  
TOMAS J. WOOTEN LEASE, A-4  
MRYAN, BRACOS COUNTY, TEXAS

[illegible]

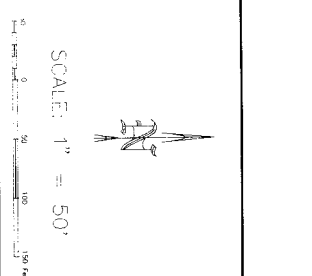
*FINAL PLAT*  
OF  
ST. LUKE'S ADDITION  
9.75 ACRES  
T. J. WOOTEN LEAGUE, A-54  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50 FEET  
SURVEY DATE: 08-11-95  
PLAT DATE: 01-01-95

JOB NUMBER: 95-278  
C&D NUMBER: 05-575

PREPARED BY: WERN SURVEYING, LLC  
OF THE COUNTY OF TARRANT, TEXAS  
IN THE 10TH JUDICIAL DISTRICT





PRELIMINARY PLAT  
OF  
ST. LUKE'S ADDITION  
9.75 ACRES  
IN  
T. 2 N. R. 10 E. S. 34  
HARRIS, CLAYTON COUNTY, TEXAS  
STATE OF TEXAS - 50 SEET  
EXPIRATION DATE: 08-31-05  
PLAT DATE: 11-01-00

TO: VANDERBILT, 15-409 (80)  
FROM: LUKAS, 15-516  
15-516

TO: LUKAS, 15-516 (80)  
FROM: VANDERBILT, 15-409 (80)  
OF THE LUKAS AND VANDERBILT  
PLATS, 50A, 50B, 50C, 50D, 50E, 50F, 50G, 50H, 50I, 50J, 50K, 50L, 50M, 50N, 50O, 50P, 50Q, 50R, 50S, 50T, 50U, 50V, 50W, 50X, 50Y, 50Z, 50AA, 50AB, 50AC, 50AD, 50AE, 50AF, 50AG, 50AH, 50AI, 50AJ, 50AK, 50AL, 50AM, 50AN, 50AO, 50AP, 50AQ, 50AR, 50AS, 50AT, 50AU, 50AV, 50AW, 50AX, 50AY, 50AZ, 50BA, 50BB, 50BC, 50BD, 50BE, 50BF, 50BG, 50BH, 50BI, 50BJ, 50BK, 50BL, 50BM, 50BN, 50BO, 50BP, 50BQ, 50BR, 50BS, 50BT, 50BU, 50BV, 50BW, 50BX, 50BY, 50BZ, 50CA, 50CB, 50CC, 50CD, 50CE, 50CF, 50CG, 50CH, 50CI, 50CJ, 50CK, 50CL, 50CM, 50CN, 50CO, 50CP, 50CQ, 50CR, 50CS, 50CT, 50CU, 50CV, 50CW, 50CX, 50CY, 50CZ, 50DA, 50DB, 50DC, 50DD, 50DE, 50DF, 50DG, 50DH, 50DI, 50DJ, 50DK, 50DL, 50DM, 50DN, 50DO, 50DP, 50DQ, 50DR, 50DS, 50DT, 50DU, 50DV, 50DW, 50DX, 50DY, 50DZ, 50EA, 50EB, 50EC, 50ED, 50EE, 50EF, 50EG, 50EH, 50EI, 50EJ, 50EK, 50EL, 50EM, 50EN, 50EO, 50EP, 50EQ, 50ER, 50ES, 50ET, 50EU, 50EV, 50EW, 50EX, 50EY, 50EZ, 50FA, 50FB, 50FC, 50FD, 50FE, 50FF, 50FG, 50FH, 50FI, 50FJ, 50FK, 50FL, 50FM, 50FN, 50FO, 50FP, 50FQ, 50FR, 50FS, 50FT, 50FU, 50FV, 50FW, 50FX, 50FY, 50FZ, 50GA, 50GB, 50GC, 50GD, 50GE, 50GF, 50GG, 50GH, 50GI, 50GJ, 50GK, 50GL, 50GM, 50GN, 50GO, 50GP, 50GQ, 50GR, 50GS, 50GT, 50GU, 50GV, 50GW, 50GX, 50GY, 50GZ, 50HA, 50HB, 50HC, 50HD, 50HE, 50HF, 50HG, 50HH, 50HI, 50HJ, 50HK, 50HL, 50HM, 50HN, 50HO, 50HP, 50HQ, 50HR, 50HS, 50HT, 50HU, 50HV, 50HW, 50HX, 50HY, 50HZ, 50IA, 50IB, 50IC, 50ID, 50IE, 50IF, 50IG, 50IH, 50II, 50IJ, 50IK, 50IL, 50IM, 50IN, 50IO, 50IP, 50IQ, 50IR, 50IS, 50IT, 50IU, 50IV, 50IW, 50IX, 50IY, 50IZ, 50JA, 50JB, 50JC, 50JD, 50JE, 50JF, 50JG, 50JH, 50JI, 50JJ, 50JK, 50JL, 50JM, 50JN, 50JO, 50JP, 50JQ, 50JR, 50JS, 50JT, 50JU, 50JV, 50JW, 50JX, 50JY, 50JZ, 50KA, 50KB, 50KC, 50KD, 50KE, 50KF, 50KG, 50KH, 50KI, 50KJ, 50KK, 50KL, 50KM, 50KN, 50KO, 50KP, 50KQ, 50KR, 50KS, 50KT, 50KU, 50KV, 50KW, 50KX, 50KY, 50KZ, 50LA, 50LB, 50LC, 50LD, 50LE, 50LF, 50LG, 50LH, 50LI, 50LJ, 50LK, 50LL, 50LM, 50LN, 50LO, 50LP, 50LQ, 50LR, 50LS, 50LT, 50LU, 50LV, 50LW, 50LX, 50LY, 50LZ, 50MA, 50MB, 50MC, 50MD, 50ME, 50MF, 50MG, 50MH, 50MI, 50MJ, 50MK, 50ML, 50MN, 50MO, 50MP, 50MQ, 50MR, 50MS, 50MT, 50MU, 50MV, 50MW, 50MX, 50MY, 50MZ, 50NA, 50NB, 50NC, 50ND, 50NE, 50NF, 50NG, 50NH, 50NI, 50NJ, 50NK, 50NL, 50NM, 50NO, 50NP, 50NQ, 50NR, 50NS, 50NT, 50NU, 50NV, 50NW, 50NX, 50NY, 50NZ, 50OA, 50OB, 50OC, 50OD, 50OE, 50OF, 50OG, 50OH, 50OI, 50OJ, 50OK, 50OL, 50OM, 50ON, 50OO, 50OP, 50OQ, 50OR, 50OS, 50OT, 50OU, 50OV, 50OW, 50OX, 50OY, 50OZ, 50PA, 50PB, 50PC, 50PD, 50PE, 50PF, 50PG, 50PH, 50PI, 50PJ, 50PK, 50PL, 50PM, 50PN, 50PO, 50PP, 50PQ, 50PR, 50PS, 50PT, 50PU, 50PV, 50PW, 50PX, 50PY, 50PZ, 50QA, 50QB, 50QC, 50QD, 50QE, 50QF, 50QG, 50QH, 50QI, 50QJ, 50QK, 50QL, 50QM, 50QN, 50QO, 50QP, 50QQ, 50QR, 50QS, 50QT, 50QU, 50QV, 50QW, 50QX, 50QY, 50QZ, 50RA, 50RB, 50RC, 50RD, 50RE, 50RF, 50RG, 50RH, 50RI, 50RJ, 50RK, 50RL, 50RM, 50RN, 50RO, 50RP, 50RQ, 50RR, 50RS, 50RT, 50RU, 50RV, 50RW, 50RX, 50RY, 50RZ, 50SA, 50SB, 50SC, 50SD, 50SE, 50SF, 50SG, 50SH, 50SI, 50SJ, 50SK, 50SL, 50SM, 50SN, 50SO, 50SP, 50SQ, 50SR, 50SS, 50ST, 50SU, 50SV, 50SW, 50SX, 50SY, 50SZ, 50TA, 50TB, 50TC, 50TD, 50TE, 50TF, 50TG, 50TH, 50TI, 50TJ, 50TK, 50TL, 50TM, 50TN, 50TO, 50TP, 50TQ, 50TR, 50TS, 50TT, 50TU, 50TV, 50TW, 50TX, 50TY, 50TZ, 50UA, 50UB, 50UC, 50UD, 50UE, 50UF, 50UG, 50UH, 50UI, 50UJ, 50UK, 50UL, 50UM, 50UN, 50UO, 50UP, 50UQ, 50UR, 50US, 50UT, 50UU, 50UV, 50UW, 50UX, 50UY, 50UZ, 50VA, 50VB, 50VC, 50VD, 50VE, 50VF, 50VG, 50VH, 50VI, 50VJ, 50VK, 50VL, 50VM, 50VN, 50VO, 50VP, 50VQ, 50VR, 50VS, 50VT, 50VU, 50VV, 50VW, 50VX, 50VY, 50VZ, 50WA, 50WB, 50WC, 50WD, 50WE, 50WF, 50WG, 50WH, 50WI, 50WJ, 50WK, 50WL, 50WM, 50WN, 50WO, 50WP, 50WQ, 50WR, 50WS, 50WT, 50WU, 50WV, 50WW, 50WX, 50WY, 50WZ, 50XA, 50XB, 50XC, 50XD, 50XE, 50XF, 50XG, 50XH, 50XI, 50XJ, 50XK, 50XL, 50XM, 50XN, 50XO, 50XP, 50XQ, 50XR, 50XS, 50XT, 50XU, 50XV, 50XW, 50XX, 50XY, 50XZ, 50YA, 50YB, 50YC, 50YD, 50YE, 50YF, 50YG, 50YH, 50YI, 50YJ, 50YK, 50YL, 50YM, 50YN, 50YO, 50YP, 50YQ, 50YR, 50YS, 50YT, 50YU, 50YV, 50YW, 50YX, 50YY, 50YZ, 50ZA, 50ZB, 50ZC, 50ZD, 50ZE, 50ZF, 50ZG, 50ZH, 50ZI, 50ZJ, 50ZK, 50ZL, 50ZM, 50ZN, 50ZO, 50ZP, 50ZQ, 50ZR, 50ZS, 50ZT, 50ZU, 50ZV, 50ZW, 50ZX, 50ZY, 50ZZ

[illegible]

PP05-26



[illegible][illegible]

the land shown on this plot, and designated herein as Lots 2A and 2B, Dawson Thompson Addition No. 2, to the City of Bryan, Texas, and more particularly as are described herein, hereby offers and agrees to sell the same to the undersigned for the use of the public for the purposes herein expressed, and for the purposes and consideration therein expressed.

STATE OF TEXAS  
COUNTY OF BRADDOCK

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein stated.

GIVEN under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

<sup>1</sup> Grad Kern, Registered Public Surveyor No. 4502, in the State of Texas, hereby certifies that this plot is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Chairman of the Planning and Zoning Commission of the City of Bryn Mawr, hereby certify that the attached plat was duly approved by the Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

the City of Bryon, hereby certify that the plot  
major street plan, land use plan and the standards and  
reference.

I, the undersigned, City Engineer of the City of Bryan hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

## City Engineer, City of Boston

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen Madgden, County Clerk, do and to said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_ 2005, in the Official Public Records of Brazos County, Texas, in \_\_\_\_\_

Page \_\_\_\_\_

LOT 7  
DURWOOD THOMPSON ADDITION NO. 2  
VOLUME 155, PAGE 251  
BRYAN, BRAZOS COUNTY, TEXAS

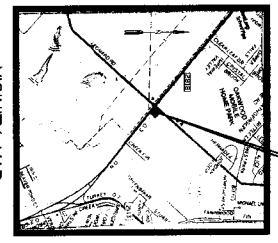
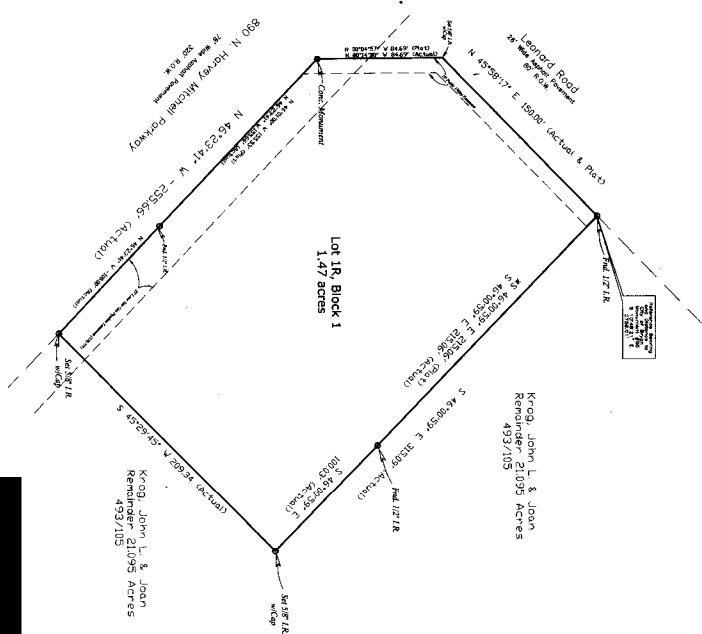
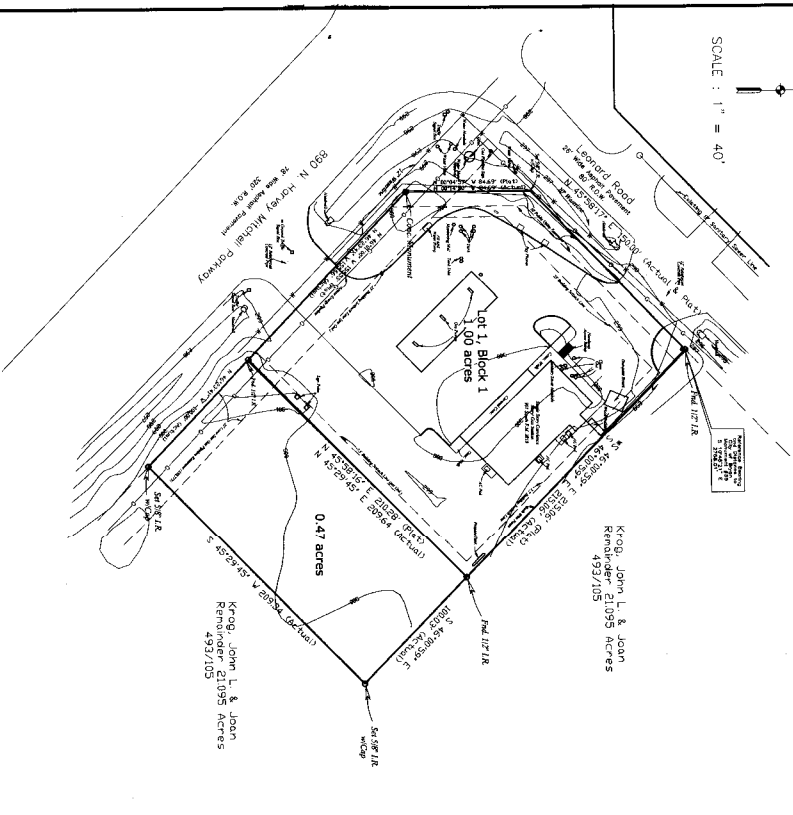
PREPARED BY: KERR SURVEYING, LLC  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195

PREPARED FOR: COLBY HENTON  
303 WILLIAM AVENUE  
BRYAN, TEXAS 77801  
PHONE (979) 255-7122

Original

Reprint

SCALE : 1" = 40'



CERTIFICATE OF THE ENGINEER  
I, David D. Gorman, Registered Professional Land Surveyor, State of Texas, License No. 22790, do hereby certify that the plat is a true and correct copy of the original as shown to me by the owner and that the same conforms to the provisions of the Texas Surveying Act, Chapter 131, Acts of the 53rd Legislature, Regular Session, 1955, and the amendments thereto.

David D. Gorman, R.L.S., No. 22790

# REPLAT

of 0.47 acre tract

Vol. 489 Pg. 105  
0.47 Acres  
Vol. 2546 Pg. 313  
1.00 Acres

Zeno Phillips League, A-45  
Bryan,  
Brazos County, Texas

OWNER / DEVELOPER  
Sam Timm  
P.O. Box 10195  
College Station, Texas 77845  
Telephone: (979) 690-1460

CARETT ENGINEERING  
Carett Engineering, Inc.  
1000 West 10th Street  
Bryan, Texas 77801  
Telephone: (979) 781-1111

RP05-29

APPROVAL OF THE PLANNING COMMISSION  
The City of Bryan, Texas, Planning Commission, on this day of \_\_\_\_\_, 2005, has approved the replat of the above described land as shown on the attached plat.

CERTIFICATE OF OWNERSHIP AND RESOLUTION  
We, the undersigned, the owners of the above described land, do hereby certify that the replat is a true and correct copy of the original as shown to us by the owner and that the same conforms to the provisions of the Texas Surveying Act, Chapter 131, Acts of the 53rd Legislature, Regular Session, 1955, and the amendments thereto.

STATE OF TEXAS  
COUNTY OF BRAZOS  
JOHN L. KROG, Owner  
JOAN KROG, Owner

CERTIFICATE OF OWNERSHIP AND RESOLUTION  
We, the undersigned, the owners of the above described land, do hereby certify that the replat is a true and correct copy of the original as shown to us by the owner and that the same conforms to the provisions of the Texas Surveying Act, Chapter 131, Acts of the 53rd Legislature, Regular Session, 1955, and the amendments thereto.

STATE OF TEXAS  
COUNTY OF BRAZOS  
JOHN L. KROG, Owner  
JOAN KROG, Owner

APPROVAL OF THE DEVELOPMENT ENGINEER  
I, the undersigned, Development Engineer of the City of Bryan, Texas, do hereby certify that the replat is a true and correct copy of the original as shown to me by the owner and that the same conforms to the provisions of the Texas Surveying Act, Chapter 131, Acts of the 53rd Legislature, Regular Session, 1955, and the amendments thereto.

STATE OF TEXAS  
COUNTY OF BRAZOS  
JOHN L. KROG, Owner  
JOAN KROG, Owner

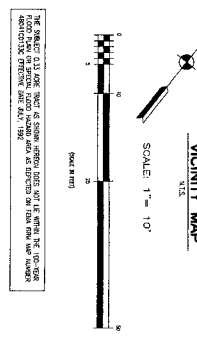
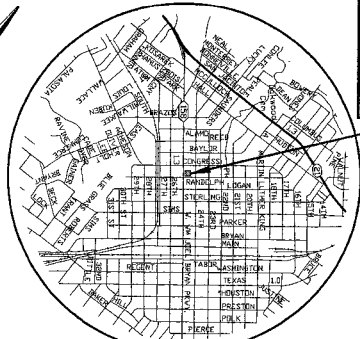
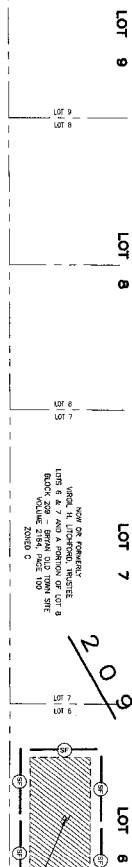
REMARKS  
The replat is a true and correct copy of the original as shown to me by the owner and that the same conforms to the provisions of the Texas Surveying Act, Chapter 131, Acts of the 53rd Legislature, Regular Session, 1955, and the amendments thereto.

STATE OF TEXAS  
COUNTY OF BRAZOS  
JOHN L. KROG, Owner  
JOAN KROG, Owner









**LEGAL DESCRIPTION:**  
 A 0.33 ACRE TRACT BEING LOTS 4 & 5, AND A PORTION OF LOT 3, BLOCK 209, BRYAN OLD TOWN SITE, BRYAN, BRAZOS COUNTY, TEXAS.

**PROJECT ANALYSIS:**  
 TOTAL LOT AREA: 1.48 ACRES  
 TOTAL LOT AREA: 1.48 ACRES  
 TOTAL LOT AREA: 1.48 ACRES

**PARKING REQUIREMENTS:**  
 REQUIRED PARKING: 15 SPACES  
 PROVIDED PARKING: 15 SPACES

**CONSTRUCTION REQUIREMENTS:**  
 CONCRETE SIDEWALK: 4' WIDE  
 CONCRETE SIDEWALK: 4' WIDE

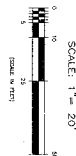
**LANDSCAPE DESIGN:**  
 LANDSCAPE DESIGN: 15% OF TOTAL LOT AREA  
 LANDSCAPE DESIGN: 15% OF TOTAL LOT AREA

**IMPORTANT NOTE:**  
 THE CITY OF BRYAN HAS REVIEWED THIS SITE PLAN AND HAS GRANTED A PERMIT TO THE DEVELOPER. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BRYAN AND THE STATE OF TEXAS.

**CONTRACTOR'S NOTE:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES.

**NO FORMAL WASHING OR CLEANING SERVICES WILL BE PERFORMED ON THIS SITE.**

SITE PLAN		EASTEP AUTO SALES & SERVICES		APPROVED FOR CONSTRUCTION	
DATE: AUG. 2005	DRAWN: EARL	700 W. WM. JOEL BRYAN PKWY.	BRYAN, BRAZOS COUNTY, TEXAS	DATE	REVISIONS
A 0.33 ACRE TRACT BEING LOTS 4 & 5, AND A PORTION OF LOT 3, BLOCK 209, BRYAN OLD TOWN SITE, BRYAN, BRAZOS COUNTY, TEXAS					
SHEET NO. 1					



THE SUBJECT SITE DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON FEMA FIRM COMMUNITY PANEL NO. 48041C0134C. EFFECTIVE DATE: JULY 2, 1992.

1996, USD MILN	43-48 SEVENTH FRET	INCLUDES AREAS PREVIOUSLY PRICED
100	100	100
150	150	150
200	200	200
250	250	250
300	300	300
350	350	350
400	400	400
450	450	450
500	500	500
550	550	550
600	600	600
650	650	650
700	700	700
750	750	750
800	800	800
850	850	850
900	900	900
950	950	950
1000	1000	1000
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1100	1100	1100
1150	1150	1150
1200	1200	1200
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1300	1300	1300
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1950	1950	1950
2000	2000	2000
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2100	2100	2100
2150	2150	2150
2200	2200	2200
2250	2250	2250
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3100	3100	3100
3150	3150	3150
3200	3200	3200
3250	3250	3250
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4150	4150	4150
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5200	5200	5200
5250	5250	5250
5300	5300	5300
5350	5350	5350
5400	5400	5400
5450	5450	5450
5500	5500	5500
5550	5550	5550
5600		

200K PROJECTS AREA	25,339 SQ. YARD FEET
LOADING AREA	7,262 SQ. YARD FEET
PAVING & WALK AREA	20,333 SQ. YARD FEET
TOTAL PROJECTED AREA	21,715 SQ. YARD FEET (0.45)

## REGIONS AND STATES OF INDIA

REGISTRATION WITH CHIEF OF TAX (TAXP) ON DATA MOD S.F. 8 SPACES  
 EXPENSE CONTROL SOURCE S.F. 1 SPACE 7900 \$1 = 36 SPACES

TOTAL SPACES REQUIRED =	38 SPACES.
TOTAL NUMBER OF PAYING ENTRIES RECORDED	56
TOTAL NUMBER OF ADDRESS ENTRIES SUPPLIED	48

IN ADDITION, THE PAYMENT REQUIREMENTS ARE AS FOLLOWS:

NO SIGNAGE WILL BE REQUIRED WITHIN SITEBOARDS.  
ALL PROJECT SIGNAGE MUST BE APPROVED BY SEPARATE PERMIT

[illegible]

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF:  
FOR REVIEW ONLY

NO.	R E V I S I O N S	DATE
1	ADDED LITTLE CASCADITS (17' X 40') DRIVE-THRU & DELETED ONE PARKING SPACE RECALCULATED PROJECT ANALYSIS	NOV. 1, 2005

**SITE PLAN**  
0.997 ACRE TRACT  
LOT 2, BLOCK 1 OF THE AMENDING PLAT OF  
MCCOY'S-COLE SUBDIVISION - PHASE II  
BRYAN, BRAZOS COUNTY, TEXAS

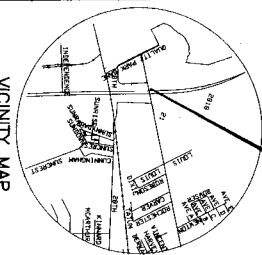
**COLONY  
SQUARE**  
0000 F.M. 158  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 40'

**Location:** The property is located on the Northwest side of State Highway 21, between Ruby L. Devow and Don B. Conter. The property is located on the Northwest side of State Highway 21, between Ruby L. Devow and Don B. Conter. The property is located on the Northwest side of State Highway 21, between Ruby L. Devow and Don B. Conter.

**Existing Access:**  
Per Office Direction:  
1. parking space per each 300 square feet of the gross  
Office - 300 sq. ft.  
2. parking space per each 300 square feet of the gross  
Per Accessory Use and Storage / Warehouse  
1. parking space per each 300 square feet of the gross  
Building - 15,000 sq. ft.  
Per Warehouse & Manufacturing Operation  
1. parking space per each 2 employees on  
18 employees on the larger shift  
20 spaces required  
19 spaces required (opening space 17 & 18 are service bays in existing building)  
1. parking space per each 300 square feet of the gross  
Per Warehouse & Manufacturing Operation  
1. parking space per each 2 employees on  
18 employees on the larger shift  
20 spaces required  
19 spaces required (opening space 17 & 18 are service bays in existing building)

**MICINITY MAP**  
- N.T.S. -



**CERTIFICATE OF SURVEY**  
I, Donald D. Garrett, Registered Professional Land Surveyor, No. 22700, State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner and that the same has been recorded in the public records of the State of Texas.

Donald D. Garrett, P.L.S. No. 22700

**SITEPLAN**  
of  
**PRATER SUBDIVISION**  
**LOT 1 BLOCK 1**  
**8.66 ACRES**

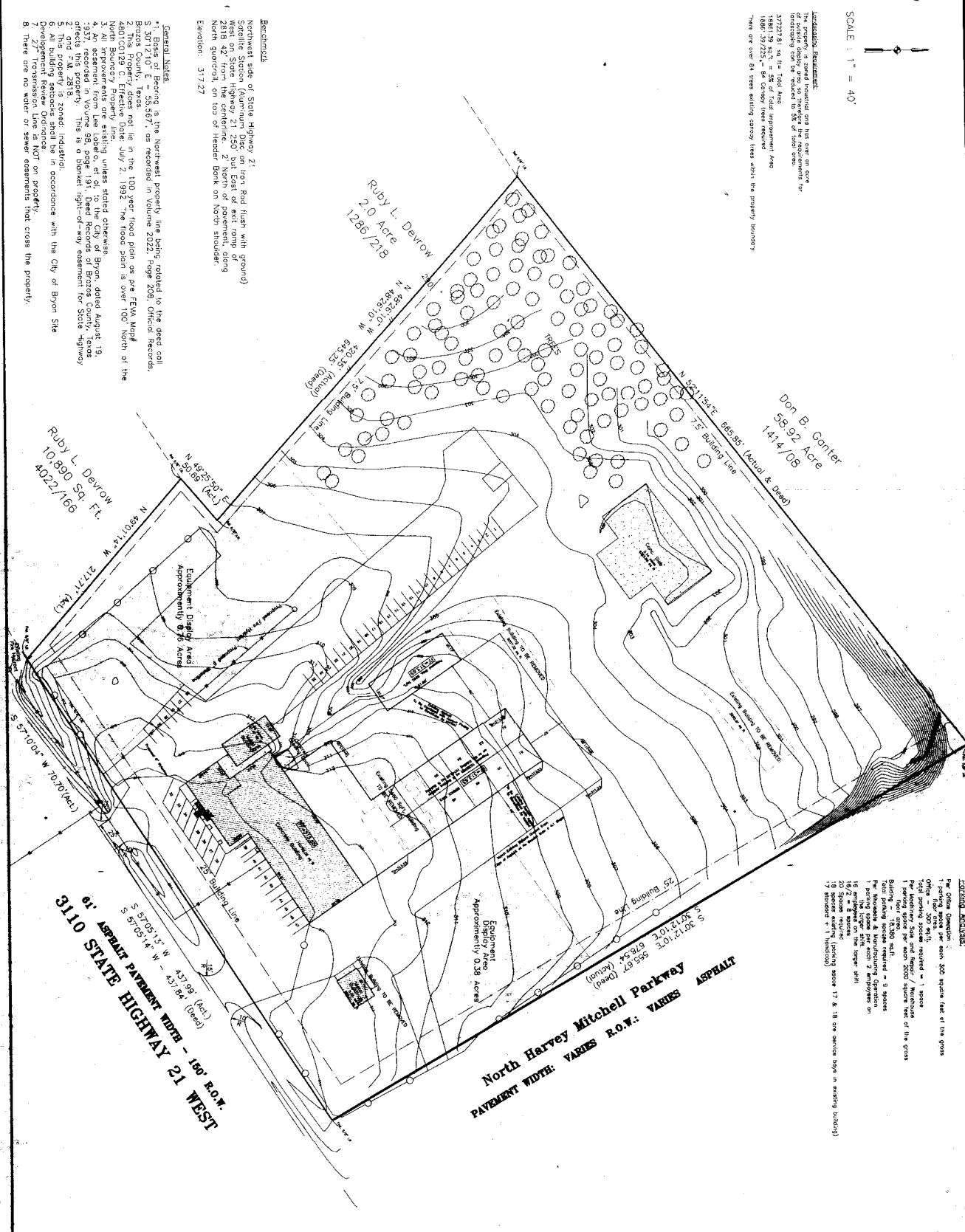
**STEPHEN F. AUSTIN, NO. 2-62**  
Bryan,  
Brazos County, Texas

SCALE: 1" = 40' November, 2005

**OWNER/DEVELOPER:**  
Coulter-Prater Equipment  
3110 Highway 21 West  
Bryan, TX 77803-1341  
(979) 822-7864



SP0549



**General Notes:**  
1. Basis of Bearing is the Northwest property line being related to the deed call.  
2. 53°12'10" E - 55.567', as recorded in Volume 2022, Page 206, Official Records, Brazos County, Texas.  
3. The property does not lie in the 100 year flood plain as per FEMA Map 4801(CO)129 C, Effective Date: July 2, 1992. The flood plain is over 100' North of the North Boundary Property Line.  
4. All easements shown are shown as per the deed records of Brazos County, Texas, affecting this property. This is a blanket right-of-way easement for State Highway 21.  
5. This property is zoned Industrial.  
6. All building setbacks shall be in accordance with the City of Bryan Site Development Review Ordinance.  
7. The property is located on property.  
8. There are no water or sewer easements that cross the property.